

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION**

LISTEN LIVE: [www.parkcity.org](http://www.parkcity.org)

Wednesday, September 9, 2020



**LEGAL NOTICE**

ATTENTION: NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY: This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Open and Public Meeting Resolution 18-2020, adopted March 19, 2020.

To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on meeting days will be read aloud. For more information on participating virtually and to listen live, please go to [www.parkcity.org](http://www.parkcity.org).

**WORK SESSION – 5:30 PM**

**Work Session – The Commission will Conduct a Work Session Regarding the City’s Land Management Code Lighting Regulations to Consider Opportunities to Update the Code to Align with Dark Sky Regulations. PL-20-04545**

**REGULAR SESSION – 6:00 PM**

**Items Listed Below May Include Discussion, Public Hearing, and Action**

**Land Management Code Amendments** – Amendments to Chapter 15-6, *Master Planned Developments (MPDs)*, to (1) Clean Up Remnant Pre-MPD Application Language; (2) Outline Review of Substantive and Minor Modifications; (3) Separate the Conditional Use and MPD Review and Approval Process; (4) Require MPD Review under all Relevant LMC Sections; (5) Note More or Less Restrictive Height or Setback Approvals in Development Agreements and on Plats; (6) Require a Public Hearing Prior to Ratification of a Development Agreement; (7) Establish Commission Discretion to Require Applicants to Provide and Fund Additional Studies; (8) Include Traffic Mitigation as a Required Finding and Conclusion; and (9) Non-Substantive Edits to Clean Up the Code.  
**(A) Public Hearing (B) Possible Recommendation for City Council’s Consideration on October 1, 2020**

**PL-20-04498**

|  |                           |
|--|---------------------------|
|  |                           |
| <p><b>1128 Park Avenue – Conditional Use Permit</b> – The Applicant Proposes to Construct a Basement Addition using the Footprint of the Existing Historic Structure Located within the Building Setback.<br/> <b>(A) Public Hearing (B) Possible Action</b></p>   | <p><b>PL-20-04607</b></p> |
| <p><b>Twisted Branch Road - Subdivision</b> – REDUS Park City LLC and Park City Municipal Corporation, are Proposing to Create Two (2) Lots of Record for 1) an Existing City Pump Station; and 2) a Private On-Mountain Restaurant. The Plat Also Creates Four (4) Non-Development Parcels to be Used for Access, Utilities, Ski Runs, Public Trails and Snowmaking, etc., and Open Space. The Property is Subject to the Amended Flagstaff Development Agreement and Technical Reports. No Changes to SR 224 are Proposed.<br/> <b>(A) Public Hearing and (B) Possible Recommendation for City Council's Consideration on October 1, 2020</b></p>  | <p><b>PL-17-03664</b></p> |
| <p style="text-align: right;">Notice Posted: August 20, 2020<br/> Notice Published: August 22, 2020</p> <p>Times shown are subject to change. Please submit written input on an agenda item to the Planning Department prior to 5:00 PM on the day of the meeting. To submit public input during the virtual meeting, please visit <a href="http://www.parkcity.org">www.parkcity.org</a> - Current Public Meeting Listen Live and register for eComment prior to the meeting. For more information on how to participate in an electronic meeting, please call 435-615-5060. A majority of City Council members may log in to the online meeting but will not convene a meeting nor conduct any business.</p> |                           |